

Preserve Hopedale

**Restriction & Condition Requests for Proposed
Warehouse/Distribution Center at 75 Plain Street**

April 5, 2022

Restriction & Condition Requests

While we remain opposed to the warehouse/distribution center at 75 Plain St., as it is currently proposed, we recognize that this is the point in time that the Planning Board will consider and impose restrictions and limitations, in the event that this project should happen to get approved, despite the opposition from hundreds of residents through petition (currently >285, which represent *more than \$1.25M in annual tax revenue to the town*).

That said, we'd like the following to be considered:

- Finance Committee peer review of the estimated annual NET tax revenue and the effect on nearby *residential property values*, as was done for the GURR/West St. situation
- Withhold any approval/decision until a tenant is positively identified
- Allow for only 1 tenant
- Impose/uphold a stipulation that NO tax abatements or discounts will be given to the applicant or tenant
- Impose/uphold a stipulation that all existing conditions/restrictions migrate with any change in tenant or sale of the building to a new owner
- Cut down the size of the warehouse to $\leq 200,000$ sq ft
- Hours of operations overall, or for *at least tractor trailers* -- from 7am to 6pm Mon-Fri
- Tenant operated tractor trailers and outdoor forklifts/pallet jacks, or similar are required to have visual backup and/or white noise backup alarms - no standard beeping
- Request all electric tractor trailer trucks instead of diesel. If not possible, install **continuous air quality monitoring** at various locations throughout the site (to be reported to the town on a regular basis).
- Exterior lighting at night to be unobtrusive to all neighboring residents
- Specific roads to be made 'no through truck traffic' roads - Neck Hill, Mill, Greene, Newton, Warfield
- No use of jake brakes on Plain St or in the parking lots unless required for life-saving scenario
- Routine litter clean up along Plain St by applicant or tenant
- No blasting during construction
- Construction to be done on weekdays only
- **Maximum** possible sound mitigations and regular monitoring of such
- Diesel fuel spills reporting immediately to all necessary agencies and the town
- Regular measure of turbidity of the Mill River and reported to the town
- Retention ponds maintenance
- Surrounding areas maintenance, but without any harmful chemicals as it relates to the groundwater
- **Audited** handling/cleanup of already contaminated areas
- Assurances in writing that traffic will not increase more than 10% of projections at any time

- Assurances that tractor trailer trucks will turn right on Plain St and left on Hartford Ave and go straight to 495
- Ice melt will not be used and not get into the groundwater source
- Assurances that nearby residential property values will not decrease year over year
- All restrictions for the applicant and promises by the applicant to be in writing and binding
- Ongoing monitoring of all conditions/restrictions with results being available to the public
- Defined clear ownership of the responsibility/chain of reporting for any issues (potentially different paths based on the type of issue)
- Noncompliance results in **ceased operations** until correction
- Applicant to fund sidewalks on Plain St and Neck Hill Rd
- For nearby residents on private wells who would be interested, applicant to pay for well water testing prior to any construction and periodically afterwards. Any attributable contamination to be mitigated/corrected at the applicant's expense.